

The following site is being submitted for inclusion into the GIS registry:

- For DNR County and Region list go to:
g:\pf\pecfa\site\gis\BRRS County and Region Codes.xls
- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRS ID (no dashes):	0368004547
Comm # (no dashes):	53188322105
County:	Waukesha
Region:	Southeast
Site name:	Summit C Store
Street Address:	1605 Summit Ave
City:	Waukesha
Final Closure Date	2002-03-01
Closure Conditions:	met
Off-source property contamination? (If yes, attach locational data and deed information on pg. 2)	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	662200.000000000
Northing (Y):	284676.000000000
Collection Method:	
Scale or Resolution:	1:08,000
(1:24,000 scale or finer)	("1:" and comma is default)
Prepared by:	Cheryl Nelson
Submitted by:	Cheryl Nelson

Source Property Checklist

- ☒ Final Closure Letter
- ☒ Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- ☐ Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- ☒ Parcel ID for all properties w/ GW > NR 140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW > NR 140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- ☒ Map showing GW flow direction
- ☒ Latest Table of GW results
- ☐ Geologic cross section (if generated as part of the site investigation)
- ☐ Statement signed by RP certifying correctness of legal descriptions
- ☐ Updated Database



ENVIRONMENTAL & REGULATORY SERVICES
BUREAU OF PECFA
101 West Pleasant Street, Suite 100a
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Scott McCallum, Governor
Philip Edw. Albert, Secretary

March 1, 2002

Mr. Ronald J. Beranek
W269 S3450 Merrill Hills Road
Waukesha, WI 53189

RE: **Final Closure**
Commerce # 53188-3221-05 WDNr BRRTS # 03-68-004547
Summit C Store, 1605 Summit Ave., Waukesha

Two 12,000-gallon gasoline underground storage tanks removed in 1994

Dear Mr. Beranek:

This letter acknowledges receipt of the information requested in the Wisconsin Department of Commerce (Commerce) PECFA Site Review Section's February 19, 2001 conditional closure letter. On April 24, 2001, Commerce received the monitoring well abandonment forms for MW-2 through MW-6. On February 25, 2002, Commerce received a copy of the recorded soil deed affidavit, groundwater use restriction, and deed restriction for monitoring well MW-1, which could not be located for proper abandonment. Please note that Commerce is making no determination as to the accuracy of the legal description information. It is the owner's responsibility to ensure that the property location information is represented correctly. This case is now considered "closed," as described in Commerce's conditional closure letter.

It is in your best interest to keep all documentation related to the investigation and remediation of your site. This information may be needed for future property transactions.

If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. If contamination is encountered, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5402.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen D. Mueller'.

Stephen D. Mueller
Hydrogeologist
Site Review Section

cc: Dr. Pratap Singh, K. Singh & Associates, Inc.
Case File



DEC 4 01 0 0 3 1 4 3

NOTICE OF CONTAMINATION TO
PROPERTY

2727999

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

12-04-2001 2:16 PM

MICHAEL J. HASSLINGER
REGISTER OF DEEDSREC. FEE: 14.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 6

Legal Description of the Property: In re:

(as it appears on the most recent deed)

All that part of the Southeast $\frac{1}{4}$ of Section 33, Town 7 North, Range 19 East, City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the South Quarter corner of said Section 33; thence due North along the South Quarter line of said Section 33, 1573.95 feet more or less to the center line of Summit Avenue, U.S. Highway "18"; thence South $86^{\circ} 08'$ East along said highway center line 344.67 feet to the point of beginning of the land hereinafter to be described; thence South $3^{\circ} 25'$ West along the Easterly line of the land described in Volume 529 of Deeds on Page 3, as Document No. 342876, 150.00 feet; thence South $86^{\circ} 08'$ East 40.00 feet; thence South $3^{\circ} 25'$ West, 80.00 feet; thence South $86^{\circ} 08'$ East 158.27 feet; thence due North 250.52 feet to the center line of said Summit Avenue; thence North $86^{\circ} 08'$ West along said center line, 184.53 feet to the place of beginning.

Recording Area

Name and Return Address

RONALD BERANEK
W 269 S 34TH MERRILL HILLS RD
WAUKESHA WI 53189

WAKC 996.978

STATE OF WISCONSIN)
COUNTY OF WAUKESHA) ss

Parcel Identification Number (PIN)

RD.
01/16

Section 1. Bhupinder Singh Ghuman and Harjinder Kaur Ghuman are the owners of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum-contaminated groundwater above NR 140 enforcement standards and petroleum-contaminated soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist on this property in the area of the former underground storage tanks removed in 1994.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Residual petroleum contaminated soil with gasoline range organic compounds (GRO) concentration as high as 360 mg/kg, remains on this site, at depth, in the area of the former underground storage tanks removed in 1994. It has been shown that these levels are protective of health and the environment. If contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

A groundwater monitoring well (MW-1) was installed in the area approximately 10-15 feet to the west of the southern fuel dispenser island, as shown on the attached figure. The well was apparently lost during site repaving and could not be located for proper abandonment. Because

the well is installed into the groundwater table, it has the potential to become a direct conduit for transport of surface contamination to groundwater, especially if a contamination spill occurs in the area of the fuel dispenser island. Therefore, if MW-1 is located in the future, the well must be properly abandoned in accordance with applicable state statutes and rules.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 27th day of November, 2001.

[When appropriate use the following clause]:

By signing this document, [he/she] ~~acknowledges that [he/she] is duly authorized to sign this document on behalf of~~

Signature: Bhupinder Singh Ghuman
Bhupinder Singh Ghuman

Harjinder Kaur Ghuman
Harjinder Kaur Ghuman

Printed Name: Bhupinder Singh Ghuman

Harjinder Kaur Ghuman

Title: xxxx

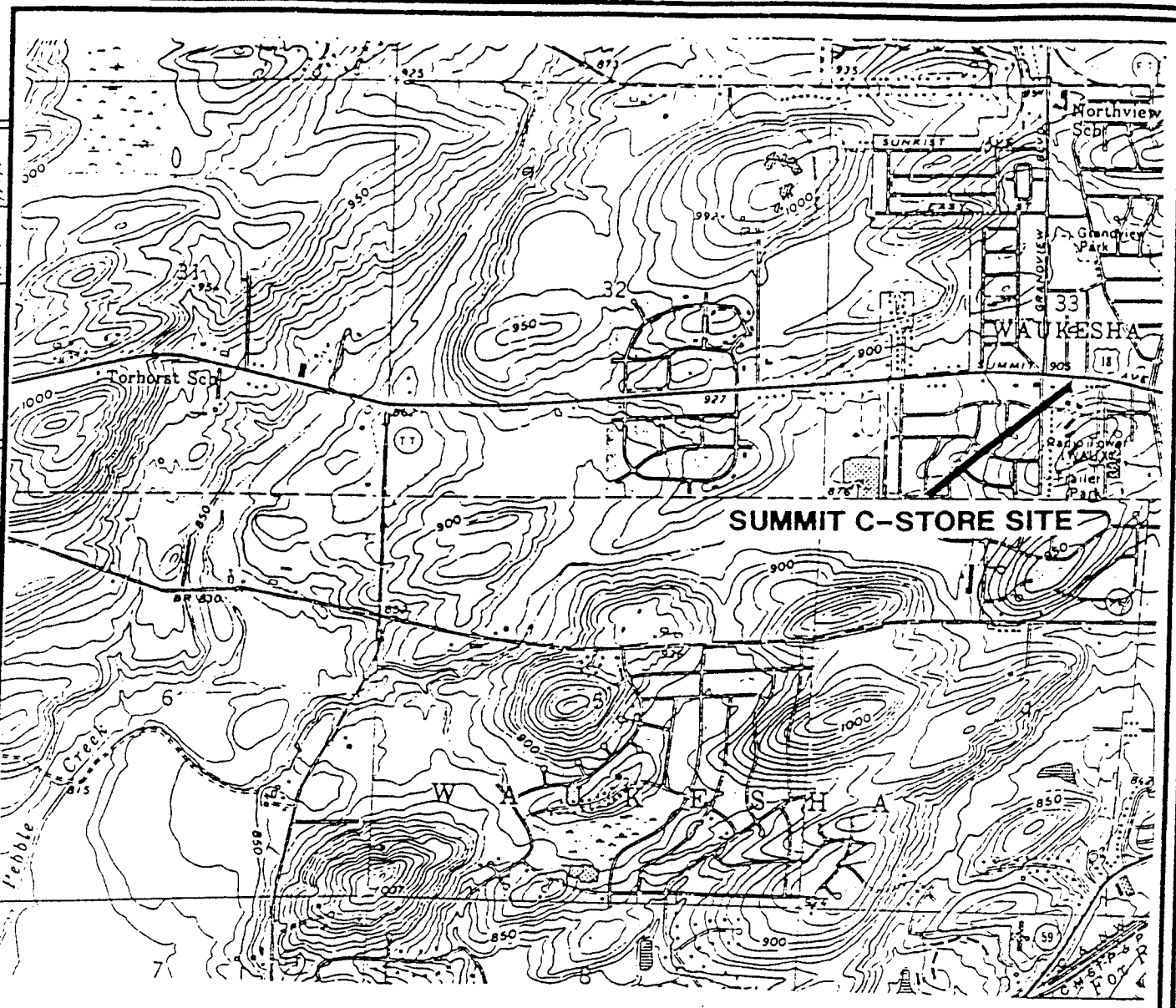
Subscribed and sworn to before me
this 27th day of November, 2001.

[Signature]
Notary Public, State of Wisconsin

My commission is permanent.

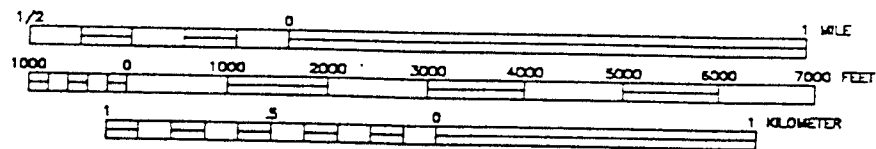
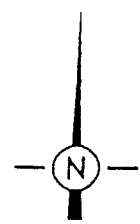
This document was drafted by the Wisconsin Department of Commerce.

DRAWING NO. 94.202W21
 DRAWN BY: DLA 6/1/95
 CHECKED BY: [Signature] 6/22/95
 APPROVED BY: [Signature] 6/22/95



(USGS [1959] 1976)

SCALE
 1:24000



CONTOUR INTERVAL 10 FEET



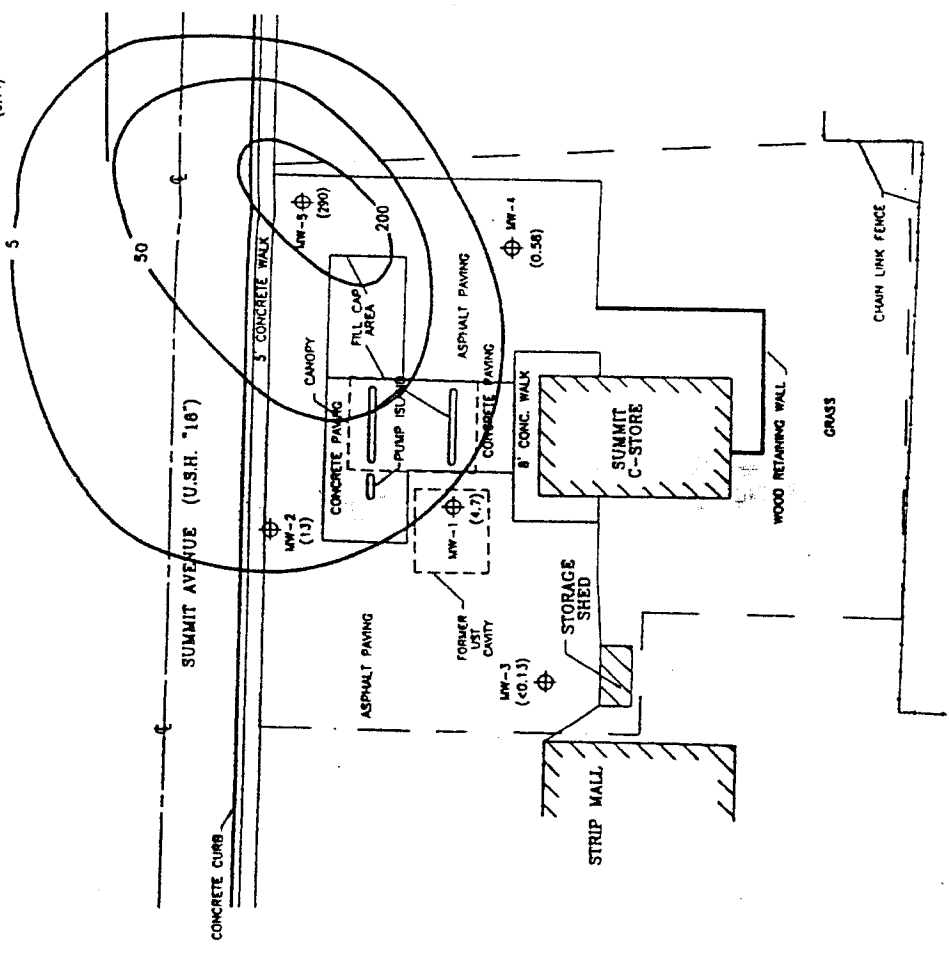
LOCATION

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.



FIGURE 2.1
 SITE LOCATION MAP
 SUMMIT C-STORE
 WAUKESHA, WISCONSIN

060 401003195



LEGEND
 ⊕ MONITORING WELL LOCATION
 () BENZENE CONCENTRATION IN PPB
 — 5' ISOCONCENTRATION CONTOUR

NOTES: THE MRL10 ENFORCEMENT STANDARD FOR BENZENE IS 5 PPB.
 BOUNDARY LINES ARE APPROXIMATE.



Groundwater Benzene
 Distribution (3/17/97)
 Summit C-Store Site
 Waukesha, Wisconsin

FIGURE NO.

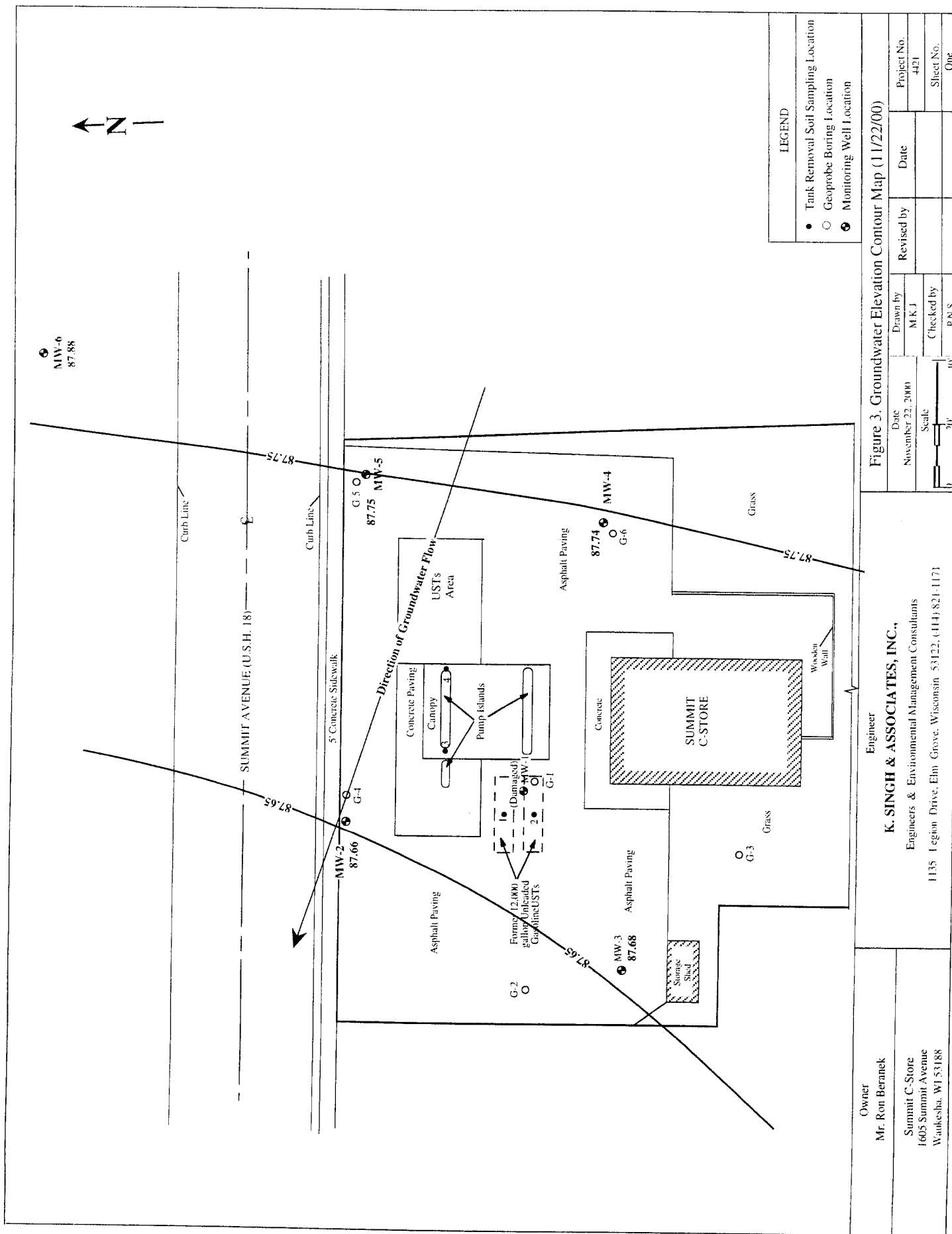


Table 1
Summary of Groundwater Quality Test Results
Summit C-Store, 1605 Summit Avenue, Waukesha, WI (Project #4421)

Date	Sample No.	Total Lead	Benzene	Ethylbenzene	Methyl-t-butyl ether	Naphthalene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylene, Total	GRO
		ppm	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppm
11/8/95	MW-1	<0.0015	30	120	15	170	200	840	250	1,500	7.3
8/15/96	MW-1	NT	<5	64	<10	NT	<10	660	100	390	4.5
11/19/96	MW-1	NT	6.0	150	<5	NT	43	770	120	600	5.8
3/17/97	MW-1	NT	4.7	44	5	NT	23	280	45	380	3.5
11/8/95	MW-2	<0.0086	7.8	320	<5	13	<5	650	80	27	4.0
8/15/96	MW-2	NT	120	910	24	NT	7.5	980	15	430	7.4
11/19/96	MW-2	NT	82	660	<50	NT	11	650	<50	270	6.5
3/17/97	MW-2	NT	13	250	<0.8	NT	1.8	270	4.9	20	3.4
4/4/00	MW-2	NT	10.1	519	5.59	39.9	6	819	11.6	226	NT
7/3/00	MW-2	NT	8.7	414	<2.0	59.1	<5.0	572	<10	99	NT
10/4/00	MW-2	NT	18.1	1,050	<1.0	178	5.28	1,170	79.7	374	NT
11/8/95	MW-3	<0.0015	<0.5	<1	2.9	<1	<1	<1	<1	<3	<0.05
8/15/96	MW-3	NT	<0.5	<1	<1	NT	<1	<1	<1	<3	<0.05
11/19/96	MW-3	NT	<0.5	<1	<1	NT	<1	<1	<1	<0.5	<0.05
3/17/97	MW-3	NT	<0.13	<0.22	<0.16	NT	<1	<0.22	<0.29	<0.23	<0.05
11/8/95	MW-4	<0.0015	<5	<1	<1	<1	<1	<1	<1	<3	<0.05
8/15/96	MW-4	NT	<5	<1	<1	NT	<1	<1	<1	<3	<0.05
11/19/96	MW-4	NT	<5	<1	<1	NT	<1	<1	<1	<3	<0.05
3/17/97	MW-4	NT	0.58	<0.22	<0.16	NT	<0.2	<0.22	<0.29	<0.23	<0.05
4/4/00	MW-4	NT	<0.5	<0.5	0.23	NT	<0.5	<1	<1	<0.5	NT
7/3/00	MW-4	NT	<0.5	0.55	<0.2	3.94	1.26	1.69	<1	3.07	NT
10/4/00	MW-4	NT	<0.5	0.5	<0.2	<2.0	<0.5	<1	<1	<0.5	NT
11/8/95	MW-5	<0.0015	48	740	1,600	220	<25	780	160	620	5.4
8/15/96	MW-5	NT	19	160	16	NT	3.4	140	19	<3	1.4
11/19/96	MW-5	NT	40	180	<30	NT	6.2	440	5.5	<3	3.3
3/17/97	MW-5	NT	290	610	110	NT	97	770	9.2	<3	7.8
4/4/00	MW-5	NT	75.5	1,080	42.4	492	48.8	1,580	286	1,350	NT
7/3/00	MW-5	NT	13.0	418	8.76	66.7	4.06	375	28.6	151	NT
10/4/00	MW-5	NT	3.31	25.9	4.37	3.89	<5.0	29.9	3.50	13.1	NT
11/8/95	MW-6	<0.0015	<0.5	<1	<1	<1	<1	<1	<1	<1	<0.05
8/15/96	MW-6	NT	<0.5	<1	<1	NT	<1	<1	<1	<1	<0.05
11/19/96	MW-6	NT	<0.5	<1	<1	NT	<1	<1	<1	<1	<0.05
3/17/97	MW-6	NT	0.14	<0.22	0.16	NT	<0.2	<0.22	<0.29	0.78	<0.05
4/4/00	MW-6	NT	13.0	<0.5	<0.2	<2	<0.5	<1	<1	<0.5	NT
7/3/00	MW-6	NT	<0.5	<0.5	8.21	<2	0.75	<1	<1	0.73	NT
10/4/00	MW-6	NT	<0.5	<0.5	3.6	2.45	<0.5	<1	<1	<0.5	NT
	PAL	0.0015	0.5	140	12	8	200	N/A	N/A	1,000	N/A
	ES	0.015	5	700	60	40	1,000	N/A	N/A	10,000	N/A

Note: PAL denotes Preventive Action Limit and ES denotes Enforcement Standards as per NR.140, March 2000.